

## 32a Cliff Road, Newquay, Cornwall TR7 2ND



### TURNKEY INVESTMENT PROPERTY IN NEWQUAY TOWN CENTRE COMPRISING 3 RESIDENTIAL UNITS ON THE FIRST AND SECOND FLOORS, FULLY LET WITH A GROSS INCOME OF £18,240 PER ANNUM

- 3 self-contained flats let on assured shorthold tenancies
- Council tax & services paid by tenants
- Town Centre Location above a Cocktail Bar
- New roof as of April 2023
- Gas central heating to 2 flats, electric heating to Studio
- Fully let and managed on AST's
- Available immediately, with tenants
- Double glazing
- Gross income £18,240 per annum
- Over 7% gross return on purchase price from day one

**Price £259,950 Leasehold**

Front door off Cliff Road with a staircase to the upper floors.

### **NO.1 FIRST FLOOR STUDIO APARTMENT LET AT £375PCM**

STUDIO 13'3 x 13'2 (4.04m x 4.01m)

Irregular shaped maximum measurements. Fitted kitchen area. Full height uPVC double glazed door to the rear decking at the rear of the premises in a south facing sunny position with metal balustrade.

#### **EN-SUITE SHOWER ROOM**

Pedestal basin. WC. Shower cubicle with shower heated by independent electric water heater. Ceiling extractor fan. Electric towel rail. Half glazed tiled walls.

### **NO.2 FIRST FLOOR 1 BED APARTMENT LET AT £550PCM**

#### **SHOWER ROOM & WC**

Fully tiled shower cubicle with shower off boiler. Pedestal basin. WC. Half glazed tiled walls. Ceiling downlights. Recess for washing machine.

#### **BEDROOM 12'1 x 9'9 (3.68m x 2.97m)**

Measurement does not include the built-in double door wardrobe. Laminated flooring. Double glazed front window. Radiator. Cupboard housing gas boiler providing the central heating and hot water for this apartment.

#### **LOUNGE/KITCHEN 18' x 10'8 (5.49m x 3.25m)**

Modern laminated flooring throughout. Lounge section with full width front double glazed windows. 2 radiators. Fitted dining table. Fitted kitchen section.

### **NO.3 SECOND FLOOR 2 BED APARTMENT LET AT £595PCM**

Door to the:

#### **L-SHAPED ENTRANCE HALL**

Radiator.

#### **LOUNGE 15'1 x 13'10 (4.60m x 4.22m)**

Wide double glazed window providing access onto the front balcony. Radiator.

#### **KITCHEN 11'8 x 5'7 (3.56m x 1.70m)**

Fitted kitchen. Double glazed rear aspect window.

#### **BEDROOM NO.1 3'7 x 8'8 (1.09m x 2.64m)**

Irregular shaped maximum measurements. Front aspect double glazed window. Radiator.

#### **BEDROOM NO.2 8'10 x 15'3 (2.69m x 4.65m)**

Radiator. Rear aspect double glazed window.

#### **SHOWER ROOM/WC**

Fully tiled shower cubicle with shower off boiler. WC. Pedestal basin. Radiator. Half tiled walls.

### **SERVICES**

All mains

### **TENURE**

Leasehold. 999 year lease from the 5th January 2007. A reciprocal maintenance and insurance arrangement is in place with the owners of the ground floor commercial premises (split 1/3 shop 2/3 uppers).

The freehold is jointly owned by the 2 independent owners, with this share of freehold also being included in the sale.

### **COUNCIL TAX**

Unit 1 - Band A - paid by tenant Unit 2 - Band A - paid by tenant Unit 3 - Band A - paid by tenant

### **VACANT POSSESSION**

The property is sold as an ongoing investment subject to the Assured Shorthold Tenancies granted. VACANT POSSESSION IS NOT AVAILABLE UPON SALE.

### **THE TENANTS**

Flat 1- Occupied since July 2018. 12 month AST 15/01/2021 to 15/01/2022

Flat 2 – Occupied since November 2020. 12 month AST 01/11/20 to 01/11/2021

Flat 3 – Occupied since December 2019 – Statutory Periodic Tenancy (rolling tenancy)

### **EPC**

Rating - D

# **Start & co**

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk